

102.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

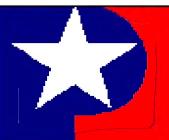
717,000 / 717,000

USE VALUE:

717,000 / 717,000

ASSESSED:

717,000 / 717,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		DICKSON AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	SINGH KAMALJEET &
Owner 2:	KAUR RANBIR
Owner 3:	

Street 1: 45 DICKSON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: WEISS MICHAEL A/LINDA K -

Owner 2: -

Street 1: 45 DICKSON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## NARRATIVE DESCRIPTION

This parcel contains 6,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Aluminum Exterior and 1628 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	5									428,400						428,400	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										65752
										GIS Ref
										GIS Ref
										Insp Date
										10/31/18

PREVIOUS ASSESSMENT										Parcel ID	102.0-0002-0011.0		!8152!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	288,600	0	6,400.	428,400	717,000	717,000	Year End Roll	12/18/2019				
2019	101	FV	225,100	0	6,400.	434,500	659,600	659,600	Year End Roll	1/3/2019				
2018	101	FV	225,100	0	6,400.	324,400	549,500	549,500	Year End Roll	12/20/2017				
2017	101	FV	225,100	0	6,400.	293,800	518,900	518,900	Year End Roll	1/3/2017				
2016	101	FV	225,100	0	6,400.	281,500	506,600	506,600	Year End	1/4/2016				
2015	101	FV	219,600	0	6,400.	238,700	458,300	458,300	Year End Roll	12/11/2014				
2014	101	FV	219,600	0	6,400.	226,400	446,000	446,000	Year End Roll	12/16/2013				
2013	101	FV	204,200	0	6,400.	215,400	419,600	419,600		12/13/2012				

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEISS MICHAEL A	60168-444		10/3/2012	Forclosure	401,000	No	No		
WEISS MICHAEL A	41719-214		1/2/2004	Family		1	No	No	
WEISS LINDA K	33340-553		7/30/2001	Family		1	No	No	
	20864-22		11/1/1990		178,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/6/2019	836	Addition	54,000	O					10/31/2018	MEAS&NOTICE	BS	Barbara S
9/14/2012	1167	Manual	3,000	C					4/11/2013	Info Fm Prmt	EMK	Ellen K
8/31/2012	1087	Redo Kit	18,000					CABINETS ONLY	1/24/2013	Info Fm Prmt	BR	B Rossignol
									3/31/2009	Meas/Inspect	163	PATRIOT
									11/19/1999	Inspected	267	PATRIOT
									11/9/1999	Mailer Sent		
									10/21/1999	Measured	264	PATRIOT
									8/20/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	- Colonial			Full Bath: 2	Rating: Average			PDAS.									
Sty Ht: 2	- 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 3	- Aluminum			A HBth:	Rating:												
Sec Wall: 2	- Clapboard			OthrFix:	Rating:												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C	- Average			<b>CONDOS INFORMATION</b>													
Year Blt: 1951	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G14	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			26. %					No Unit	RMS	BRS	FL	
Prim Int Wall: 1	- Drywall			Functional:				%					1	6	4		
Sec Int Wall:				Economic:				%									
Partition: T	- Typical			Special:				%									
Prim Floors: 3	- Hardwood			Override:				%									
Sec Floors:				Total:	26.4 %												
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ:	125.00							Rate	Parcel ID	Typ	Date	Sale Price	
Bsmnt Gar:				Size Adj.: 1.29496312													
Electric: 3	- Typical			Const Adj.: 0.99989998													
Insulation: 2	- Typical			Adj \$ / SQ: 161.854													
Int vs Ext: S				Other Features: 86000													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 392091													
% Com Wall	% Sprinkled:			Depreciation: 103512													
				Depreciated Total: 288579													
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 102.0-0002-0011.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		18X10	A	AV	2000	0.00	T	15.2	101					
More: N	Total Yard Items:				Total Special Features:				Total:								